131.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,435,900 /	1,435,900
USE VALUE:	1,435,900 /	1,435,900
ASSESSED:	1,435,900 /	1,435,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
13		RAVINE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC ALLISTER JOHN & SANDRA
Owner 2:	
Owner 3:	
Street 1:	13 RAVINE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,631 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1900, having primarily Clapboard Exterior and 4064 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8631.000	817,800	7,100	611,000	1,435,900
Total Card	0.198	817,800	7,100	611,000	1,435,900
Total Parcel	0.198	817,800	7,100	611,000	1,435,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.31 | /Parcel: 353.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	GIS Ref	GIS Ref	Insp Date
84278			02/19/09

PREVIOUS ASSESSMENT

Parcel ID 131.0-0001-0004.0

!10236!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	817,700	7100	8,631.	611,000	1,435,800	1,435,800	Year End Roll	12/18/2019
2019	104	FV	642,200	7100	8,631.	645,000	1,294,300	1,294,300	Year End Roll	1/3/2019
2018	104	FV	642,200	7100	8,631.	475,300	1,124,600	1,124,600	Year End Roll	12/20/2017
2017	104	FV	601,800	7100	8,631.	454,900	1,063,800	1,063,800	Year End Roll	1/3/2017
2016	104	FV	601,800	7100	8,631.	420,900	1,029,800	1,029,800	Year End	1/4/2016
2015	104	FV	500,700	7100	8,631.	353,000	860,800	860,800	Year End Roll	12/11/2014
2014	104	FV	500,700	7100	8,631.	344,900	852,700	852,700	Year End Roll	12/16/2013
2013	104	FV	520,900	7100	8,631.	328,600	856,600	856,600		12/13/2012

PRINT

Date	Time
12/11/20	00:33:58

LAST REV

Date	Time
03/13/19	09:17:42

mmcmakin

USER DEFINED

Prior Id # 1:	84278
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10236

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOUGH EVELYN/ E	16147-579		5/7/1985	Estate/Div	175,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/19/2009	Meas/Inspect	372	PATRIOT
11/3/1999	Meas/Inspect	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8631		Sq. Ft.	Site		0	90.	0.79	10									611,039						611,000	

Total AC/HA:	0.19814	Total SF/SM:	8631	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	611,039	Spl Credit		Total:	611,000

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:	1	Rating:	Fair
Frpl:	3	Rating:	Average
WSFlue:		Rating:	

COMMENTS

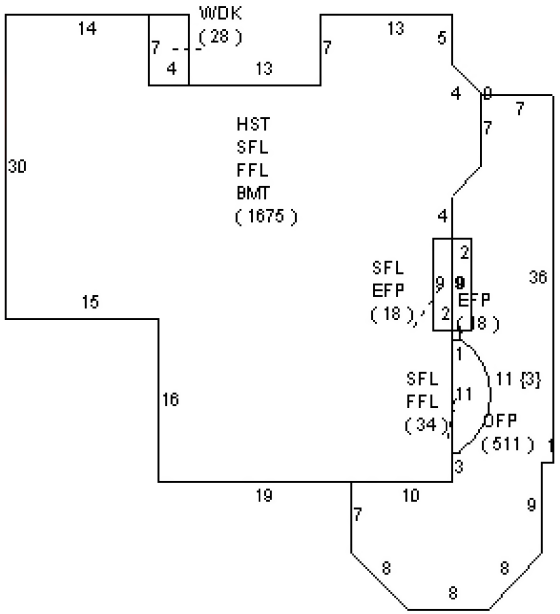
OF=TOILET ON FFL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 6			Baths: 2				HB		

SKETCH



GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	
1	9	5	
Totals			
2	12	6	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	4 - Solid Wood	5	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.89570022
Const Adj.:	1.01090872
Adj $ / SQ:	144.875
Other Features:	137250
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1004697
Depreciation:	186874
Depreciated Total:	817823

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	175.30
Special Features:	0	Val/Su Net:	125.35
Final Total:	817800	Val/Su SzAd	191.37

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,727	144.880	250,200
FFL	First Floor	1,709	144.880	247,592
BMT	Basement	1,675	43.460	72,800
HST	Half Story	838	130.390	109,200
OFP	Open Porch	511	19.940	10,191
EFP	Enclos Porch	36	73.390	2,642
WDK	Deck	28	16.170	453
	Net Sketched Area:	6,524	Total:	693,078
Size Ad	4273.5	Gross Are	7361	FinArea 4064

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	25		

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

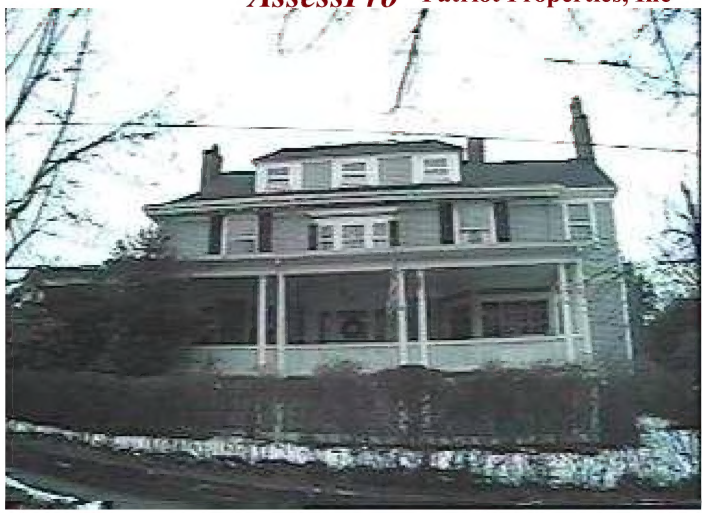
SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X22	G	AV	1910	25.51	T	40	104			7,100			7,100
2	Frame Shed	D	Y	1	7X10	G	AV	1910	0.00	T	40	104						

More: N	Total Yard Items:	7,100	Total Special Featues:		Total: 7,100

IMAGE

AssessPro Patriot Properties, Inc